

**TOWN OF NORTH HEMPSTEAD****BOARD OF ZONING APPEALS****NEW CASES****DECEMBER 14, 2011**

**APPEAL #19196 - Stephen Kuncio**, variance 70-100.2H, to permit the installation of an A/C unit within the required side yard setback, W/side 76 Middle Neck Rd., 340' N/of Radcliff Ave. Port Washington, Sec. 4, Blk. 9, Lot 133, R-B District.

**APPEAL #19197 – Joseph Fico, Jr.**, appeal for determination, 70-44, that the Building Official erred in denying a permit to maintain conversion of retail store to apartment; variances 70-51.E, 70-100.2A, 70-208.F, maintenance of a building within the required side yard setback and fencing within the front yard on an existing nonconforming property; S/side 32 Avenue A, 697.5' W/of Middle Neck Rd, Port Washington, Sec. 4, Blk. 36, Lot 207, R- C District.

**APPEAL #19198 – Robert Campbell**, variance 70-100.2H, to permit the maintenance of two A/C units within the required side yard setback; S/W/cor. 72 Murray Ave. & Mitchell Rd., Port Washington, Sec. 5, Blk. 58, Lot 139, R-A District.

**APPEAL #19199 – Jonathan & Heather Hurt**, variance 70-40.C, and 70-208.F, to permit the maintenance of one-story addition to a non-conforming single family dwelling within a required front yard setback on a corner lot; N/W/cor. 22 Andover Rd. & Plymouth Rd., Port Washington, Sec. 6, Blk. 62, Lot 17, R-B District.

**APPEAL #19200 - Chris Koestner**, variance 70-100.2.A(2), to permit the erection of fencing in a front yard and exceeding the permitted height, N/side 123 Willow St., 100' W/of Madison Ave., Roslyn Heights, Sec. 7, Blk. 26, Lots 5, 6, 47, 48, R-B District.

**APPEAL #19201 – Valerie Brondyke**, variance 70-20.C, to reconstruct a single-family dwelling within required front yard setbacks; S/E/cor. 2 Farm Lane & Pasture La., Roslyn Heights, Sec. 7, Blk. 164 Lot 1, R-AA District.

**APPEAL #19202 – Laura Tisei**, variance 70-100.1B, to permit the maintenance of a garage within a required side yard setback; W/side 55 Clyde St., 611' N/of Hillside Ave., New Hyde Park, Sec. 9, Blk. 78, Lot 55, R-C District.

**APPEAL #19203 – Antonio Famiglietti**, variances 70-100.2A(2) & (4), 70-100.2I, 70-100.1B, to permit the maintenance of fences exceeding the permitted height and forward of the front building line, maintenance of a shed, and lean-to within the required side yard setback; S/side 8 Chestnut St., 226.80' E/of Glen Cove Rd., Greenvale, Sec. 20, Blk. 29, Lot 47, R-C District.

**APPEAL #19204 - Nassau Cemetery Association**, request for renewal of prior variance, Appeal 18771 (May 12, 2010), or in the alternative a variance of 70-44 to erect a burial crypt at an existing cemetery, not a permitted use in a residence district; W/side 500 Port Washington Blvd., 155.16' S/of Beechwood Ave., Port Washington, Sec. 5, Blk. J, Lot 702, R-C District.

**APPEAL #19205 – The NPD Group/NPD Realty**, variance 70-103.A, to permit the interior alterations to an existing office building with insufficient off-street parking; W/side 900 Roslyn West Shore Rd., 440' N of Harbor Park Dr., Port Washington, Sec. 6, Blk. 87, Lot 7, PIP District.

**APPEAL #19206 – Chipotle/CB Richard Ellis**, variance 70-196.J(1) F & I , to permit the erection of a wall sign exceeding the permitted height & not uniform in appearance with existing signs in the shopping center; W/side 235 New Hyde Park Rd., 500' N/of Marcus Ave., New Hyde Park, Sec. 8, Blk. G, Lot 160, I-B District.

**APPEAL #19207 – Stop & Shop/SFR Realty Assocs.**, variances 70-196.J(1)(a),(b) & (f) to permit the installation of 10 wall signs exceeding the permitted number, size, and height; N/E/cor. 653 Hillside Ave. & Stewart Ave., New Hyde Park, Sec. 8, Blk. K-9, Lot 44, B-A District.

**APPEAL #19208 – Amandeep Kaur**, variance 70-196.J(2)(c), to permit the erection of a ground sign within 10 feet of the property line; N/W/cor. 285 Old Country Rd. & Lindbergh Blvd. Carle Place, Sec. 10, Blk. 47, Lot 68, B-A District.

**APPEAL #19209 – TJY & S Restaurant Corp/Gary Calmenson**, variance 70-196.J, to permit the erection of a wall sign not uniform in appearance with existing signs in the shopping center, exceeding the permitted area and vertical measurement; N/side 1137 Old Country Rd., 150.79' W/of Frost St., Westbury, Sec. 11, Blk. 328, Lot 152, Ind. B District.

**APPEAL #19210 - Babylonian Jewish Center**, request for renewal of prior variance, Appeal 18771 (December 16, 2009), or in the alternative, conditional use 70-126.A & variances 70-103.A&F, 70-202.2 & 70-208.F to permit the addition of a social hall to a non-conforming synagogue with insufficient off-street parking, loading & storm water control; N/E/cor 440 Great Neck Rd & Clair St., Great Neck, Sec. 2, Blk. 46, Lots 43-46 & 143, R-C & B-A Districts.

**APPEAL #19211 – Allaur Realty**, variances 70-103 A, B & P, 70-128.1.A, 70-131, 70-132, 70-134, 70-203.G and 70-208.F to permit the expansion of a non-conforming medical office building exceeding the permitted lot coverage and with insufficient parking; and the construction of a parking structure within required front and rear yard setbacks and not in compliance with landscaping provisions; S/E corner 488 Great Neck Rd. & Clair St.; Sec. 2, Blk. 50, Lots 1-5, 6, 7, 263,272, B-A District.